

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): San Antonio

State: TX

PJ's Total HOME Allocation Received: \$114,585,160

PJ's Size Grouping\*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	89.12 %	88.74 %	16	90.66 %	29	38	
% of Funds Disbursed	82.83 %	79.23 %	13	81.06 %	49	48	
Leveraging Ratio for Rental Activities	6.79	4.05	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.60 %	81.32 %	21	81.27 %	82	59	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.43 %	57.72 %	19	68.23 %	38	37	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	62.34 %	70.09 %	29	79.86 %	9	10	
% of 0-30% AMI Renters to All Renters***	32.94 %	36.23 %	22	44.82 %	20	29	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	87.48 %	95.55 %	30	94.65 %	13	13	
Overall Ranking:			In State:	17 / 38	Nationally:	47 / 45	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,205	\$14,049		\$25,419	2,013 Units	38.40 %	
Homebuyer Unit	\$14,048	\$9,433		\$14,530	2,183 Units	41.60 %	
Homeowner-Rehab Unit	\$38,664	\$30,082		\$20,251	910 Units	17.40 %	
TBRA Unit	\$9,297	\$3,562		\$3,156	137 Units	2.60 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Antonio TX

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$68,058	\$62,145	\$39,187
<b>State:*</b>	\$51,405	\$58,896	\$32,730
<b>National:**</b>	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.81

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">12.0</span>	<span style="border: 1px solid black; padding: 2px;">5.0</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">20.4</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">14.2</span>	<span style="border: 1px solid black; padding: 2px;">5.2</span>	<span style="border: 1px solid black; padding: 2px;">7.7</span>	<span style="border: 1px solid black; padding: 2px;">26.3</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">72.1</span>	<span style="border: 1px solid black; padding: 2px;">88.5</span>	<span style="border: 1px solid black; padding: 2px;">89.3</span>	<span style="border: 1px solid black; padding: 2px;">53.3</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">39.4</span>	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">40.2</span>	<span style="border: 1px solid black; padding: 2px;">58.4</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">27.2</span>	<span style="border: 1px solid black; padding: 2px;">19.8</span>	<span style="border: 1px solid black; padding: 2px;">32.2</span>	<span style="border: 1px solid black; padding: 2px;">24.8</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">18.8</span>	<span style="border: 1px solid black; padding: 2px;">28.1</span>	<span style="border: 1px solid black; padding: 2px;">13.3</span>	<span style="border: 1px solid black; padding: 2px;">10.9</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">9.7</span>	<span style="border: 1px solid black; padding: 2px;">22.6</span>	<span style="border: 1px solid black; padding: 2px;">6.3</span>	<span style="border: 1px solid black; padding: 2px;">5.1</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">3.9</span>	<span style="border: 1px solid black; padding: 2px;">12.4</span>	<span style="border: 1px solid black; padding: 2px;">4.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">24.9</span>	<span style="border: 1px solid black; padding: 2px;">10.3</span>	<span style="border: 1px solid black; padding: 2px;">10.3</span>	<span style="border: 1px solid black; padding: 2px;">64.2</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">21.5</span>	<span style="border: 1px solid black; padding: 2px;">3.5</span>	<span style="border: 1px solid black; padding: 2px;">49.1</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">30.8</span>	<span style="border: 1px solid black; padding: 2px;">31.7</span>	<span style="border: 1px solid black; padding: 2px;">6.2</span>	<span style="border: 1px solid black; padding: 2px;">17.5</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">13.4</span>	<span style="border: 1px solid black; padding: 2px;">49.7</span>	<span style="border: 1px solid black; padding: 2px;">26.2</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>
Other:	<span style="border: 1px solid black; padding: 2px;">9.4</span>	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">10.9</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">35.0</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">1.4</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">13.2</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">50.5</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 115

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Antonio

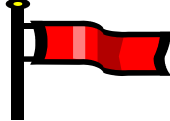
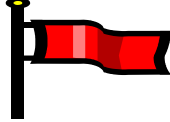
State: TX

Group Rank: 47  
(Percentile)

State Rank: 17 / 38 PJs

Overall Rank: 45  
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	99.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	66.43	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	62.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	87.48	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.93	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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